

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 22, 2010**

PRESENT: Frank A. de la Fe, Hunter Mill District
Jay P. Donahue, Dranesville District
Earl L. Flanagan, Mount Vernon District
Suzanne F. Harsel, Braddock District
James R. Hart, Commissioner At-Large
John L. Litzenberger, Jr., Sully District
James T. Migliaccio, Lee District

ABSENT: Walter L. Alcorn, Commissioner At-Large
Janet R. Hall, Mason District
Kenneth A. Lawrence, Providence District
Peter F. Murphy, Jr., Springfield District
Timothy J. Sargeant, Commissioner At-Large

//

The meeting was called to order at 8:17 p.m., by Secretary Suzanne F. Harsel, in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

//

COMMISSION MATTERS

Commissioner Hart announced that the Planning Commission's Environment Committee would meet on Thursday, September 30, 2010, at 7 p.m., in the Board Conference Room of the Government Center, to continue discussion on green building policy.

//

FSA-Y09-124-1 – CLEARWIRE, 14510 Mount Olive Road

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FSA-Y09-124-1, FOR THE ADDITION OF TWO DISH ANTENNAS ON AN EXISTING TOWER AT 14510 MOUNT OLIVE ROAD IN CENTREVILLE.

Commissioner Hart seconded the motion which carried unanimously with Commissioners Alcorn, Hall, Lawrence, Murphy, and Sargeant absent from the meeting.

//

FS-V10-27 – CLEARWIRE, 2709 Popkins Lane

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION FIND THAT FS-V10-27, CLEARWIRE, SATISFIES THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT, AS SPECIFIED IN *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioner Litzenberger seconded the motion which carried unanimously with Commissioners Alcorn, Hall, Lawrence, Murphy, and Sargeant absent from the meeting.

//

FS-V10-8 – CLEARWIRE, 8101 Pohick Road

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION FIND THAT FS-V10-8, CLEARWIRE, SATISFIES THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT, AS SPECIFIED IN *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioner Litzenberger seconded the motion which carried unanimously with Commissioners Alcorn, Hall, Lawrence, Murphy, and Sargeant absent from the meeting.

//

FS-L10-40 – CLEARWIRE, 6209 Rose Hill Drive

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE PROPOSED TELECOMMUNICATIONS FACILITY AT 6209 ROSE HILL DRIVE, AS SHOWN IN FS-L10-40, AND FIND IT A “FEATURE SHOWN” OF THE COMPREHENSIVE PLAN.

Commissioner Flanagan seconded the motion which carried unanimously with Commissioners Alcorn, Hall, Lawrence, Murphy, and Sargeant absent from the meeting.

//

FSA-H09-169-1 – CLEARWIRE, 13861 Sunrise Valley Drive

Secretary Harsel MOVED THAT THE PLANNING COMMISSION CONCUR WITH CONSENT AGENDA ITEM FSA-H09-169-1, CLEARWIRE.

Without objection, the motion carried unanimously with Commissioners Alcorn, Hall, Lawrence, Murphy, and Sargeant absent from the meeting.

//

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION FURTHER DEFER THE PUBLIC HEARING FOR 2232-V10-8, MILESTONE COMMUNICATIONS/VERIZON WIRELESS, TO A DATE CERTAIN OF OCTOBER 28, 2010.

Commissioner Litzenberger seconded the motion which carried unanimously with Commissioners Alcorn, Hall, Lawrence, Murphy, and Sargeant absent from the meeting.

//

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR PRC A-502-02, FAIRWAYS I & II RESIDENTIAL, LLC, INDEFINITELY.

Commissioner Hart seconded the motion which carried unanimously with Commissioners Alcorn, Hall, Lawrence, Murphy, and Sargeant absent from the meeting.

//

FDPA C-194 – DANBURY FOREST COMMUNITY ASSOCIATION (Decision Only)

(The public hearing on this application was held on September 16, 2010. A verbatim transcript of the decision made is in the date file.)

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION APPROVE FDPA C-194, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED SEPTEMBER 20, 2010.

Commissioners Flanagan and Litzenberger seconded the motion which carried unanimously with Commissioners Alcorn, Hall, Lawrence, Murphy, and Sargeant absent from the meeting.

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE DIRECTOR OF DPWES WAIVE THE TREE INVENTORY AND POOR CONDITION ANALYSIS, AS OUTLINED IN THE PFM 12.0502.1A.

Commissioners Flanagan and Litzenberger seconded the motion which carried unanimously with Commissioners Alcorn, Hall, Lawrence, Murphy, and Sargeant absent from the meeting.

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT AND A WAIVER OF THE BARRIER REQUIREMENT IN FAVOR OF THAT SHOWN ON THE PLAN AND AS CONDITIONED ON THE FINAL DEVELOPMENT PLAN AMENDMENT.

Commissioners Flanagan and Litzenberger seconded the motion which carried unanimously with Commissioners Alcorn, Hall, Lawrence, Murphy, and Sargeant absent from the meeting.

//

ORDER OF THE AGENDA

Secretary Harsel noted that one case from the Providence District would be heard this evening:

1. PCA/FDPA 2003-PR-009 – MTC COMMERCIAL, LLC

This order was accepted without objection.

//

Commissioner Hart announced that he would handle the next case in Commissioner Lawrence's absence.

//

PCA/FDPA 2003-PR-009 – MTC COMMERCIAL, LLC —
Appls. to amend the proffers, conceptual, and final development plans for RZ 2003-PR-009 previously approved for mixed-use development including ADU and bonus density to permit site modifications with an overall Floor Area Ratio (FAR) of 1.35. Located on the S. side of Lee Hwy. 400 ft. W. of intersection with Gallows Road and N. of Strawberry Lane on approx. 21,321 sq. ft. of land zoned PRM and HC. Comp. Plan Rec: Mixed Use 1.2 FAR. Tax Map 49-4 ((17)) (2) pt. PROVIDENCE DISTRICT. PUBLIC HEARING.

Steven F. Teets, agent for the applicant, reaffirmed the affidavit dated August 24, 2010. There were no disclosures by Commission members.

Commissioner Hart asked that Secretary Harsel ascertain whether there were any speakers for these applications. There being none, he asked that presentations by staff and the applicant be waived, and the public hearing closed. No objections were expressed; therefore, Secretary Harsel closed the public hearing and recognized Commissioner Hart for action on this case. (A verbatim excerpt is in the date file.)

//

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 2003-PR-009, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED AUGUST 26, 2010.

Commissioner Flanagan seconded the motion which carried unanimously with Commissioners Alcorn, Hall, Lawrence, Murphy, and Sargeant absent from the meeting.

Commissioner Hart MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 2003-PR-009, SUBJECT TO THE BOARD'S APPROVAL OF THE ASSOCIATED PCA.

Commissioner Flanagan seconded the motion which carried unanimously with Commissioners Alcorn, Hall, Lawrence, Murphy, and Sargeant absent from the meeting.

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A REAFFIRMATION OF THE PREVIOUSLY APPROVED MODIFICATION OF THE LOADING SPACE REQUIREMENT TO PERMIT THREE SPACES INSTEAD OF FIVE SPACES IN THE SOUTHERN BUILDING.

Commissioner Flanagan seconded the motion which carried by a vote of 6-1 with Commissioner Harsel opposed; Commissioners Alcorn, Hall, Lawrence, Murphy, and Sargeant absent from the meeting.

//

The meeting was adjourned at 8:38 p.m.

Peter F. Murphy, Jr., Chairman

Suzanne F. Harsel, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, VA 22035.

Minutes by: Jeanette Nord

Approved: September 29, 2011

Kara A. DeArrastia, Clerk to the
Fairfax County Planning Commission